



JUNIPER CLOSE | | EDWINSTOWE | NG21 9GQ

**BuckleyBrown**  
ESTATE AGENTS

AN AESTHETIC FAMILY HOME! This modern four-bedroom home is pleasantly situated in the quaint village of Edwinstowe. The property offers a well-planned layout, with modern decor throughout. There are great transport links nearby, not to mention being ideally located close to local amenities and schools, making it a perfect family home!

As you walk through, you will firstly find the light and airy entrance hall which leads to the living room, hosting a great area for entertaining with plenty of room for you to enjoy with family and friends. From here you'll be lead nicely to the open-plan kitchen/diner, which is fitted with a range of matching cabinets and units, with work surface and an inset sink. There is also ample space for a dining room table, great for hosting dinner parties! Impressed so far? Let's head upstairs where the excitement will continue!

Heading upstairs, you will be met with four bedrooms hosting beautiful large windows, offering a lot of space and versatility to add your own stamp. The spacious landing in-turn provides access to a fabulous bathroom, fitted with a modern four-piece suite including high-end fixtures and fittings. This space offers a tranquil retreat to unwind.

Outside provides a private and enclosed garden with a low-maintenance artificial lawn and patio area, perfect for alfresco dining. This space is of good size, perfect for hosting BBQ's in the summer months. The front offers a driveway with parking for two cars. Call today to arrange a viewing!





Hall  
With access to;

Living Room 16'7" x 13'11"  
With windows to front elevation.

Sun Room 10'9" x 11'10"  
With bifold doors leading onto the garden.

Dining Room 8'2" x 13'0"  
With window to rear elevation.

Kitchen 13'1" x 12'9"  
Complete with a range of matching units and cabinetry, with

complementary work surface over and inset sink.

Utility 5'2" x 11'3"  
With windows to side elevation.

Landing  
With access to;

Bedroom One 14'0" x 11'2"  
With windows to front elevation.

Bedroom Two 13'10" x 9'0"  
Including dual aspect windows.

Bedroom Three 10'7" x 12'2"  
With windows to front elevation.

Bedroom Four 10'7" x 9'11"  
With windows to rear elevation.

Bathroom 13'9" x 7'5"  
With window to side elevation.

Ensuite 3'8" x 4'3"  
Including a three-piece suite.

Outside  
A private enclosed garden with a patio area and artificial lawn. Including a driveway to the front.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.  
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			92
(81-91) <b>B</b>		85	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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